



PROPERTY insights

Property in the suburbs

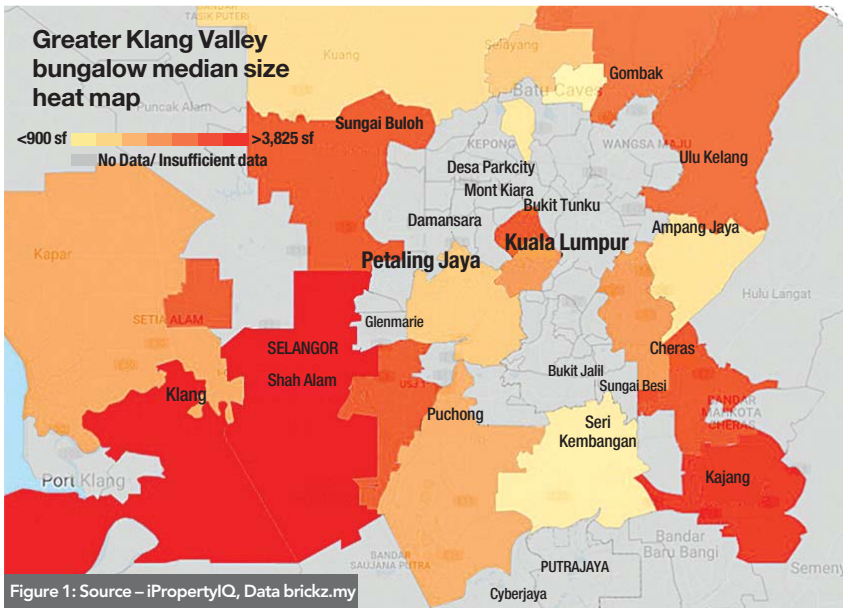
LIVING in bustling cities that present tons of opportunities may seem the perfect environment for busy millennials focused on climbing up the corporate ladder, those pursuing to build a worthy career, as well as professionals already living out their successful lifestyles and pursuits. These goals and ideals have indeed attracted a massive influx into the urban regions and metropolitan cities, thus, driving property prices skywards and in many capitals, making land scarce. However, there was talk that people were more interested in improving lifestyles and moving to suburbs and rural areas where “the idea was” – bigger property, more spacious living areas and cheaper real estate.

With that, Tensui Khow from iProperty data services decided to examine stats and figures to receive insight. Apparently, the statistics department recorded the highest net outflow of migrants in 2015, amounting to 32.3k, from Kuala Lumpur, while the largest net inflow of migrants in 2015 was in Selangor, amounting to 22.7k people.

Trying to put a finger on some of the matters of concern and prerequisites that attracted people out into living in the suburbs and rurals, *theSun* highlights interesting and valuable information from Khow’s research, retrieved via collaboration between brickz.my and iPropertyIQ.

Size matters

> Does living in the suburbs and rurals necessarily equate to larger and less pricey property?



[For figure 1, 2 and 3 the darker the colour, the larger the size while in figure 4, the darker colour indicates the higher price, by per square foot.]

THE CASE FOR BUNGALOWS

Figure 1 does show significant evidence that the median size of property is bigger out of Kuala Lumpur City Centre and Petaling Jaya. Shah Alam and Klang holds the highest median size in the whole country with 3,825sf and 3,664sf respectively. Next to it on the southeast border we have Kajang and Cheras, with a median size of 3,466sf and 3,312sf respectively. Sungai Buloh with 3,264sf, and Ulu Kelang and Gombak with 3,122sf and 3,065sf respectively.



THE IMPACT ON CONDOMINIUMS

Examining if the same holds true for condominiums, the data showed that the biggest properties were found near city centres (Figure 2) and as one moved farther out of the city, there was no difference. It was gathered that this was due to the fact that there is more land outside the city, thus no need for high rise living spaces. The number of transactions for condominiums also decreased away from the city centre. Places like Bukit Tunku,

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